

PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, May 18, 2005

9:00 a.m. Room 104 City Hall

801 North First Street San Jose, California

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

Plan Implementation Division Joseph Horwedel, Deputy Director

Stephen M. Haase, AICP Director Planning, Building, and Code Enforcement

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of May 18, 2005. My name is and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Larry Ng (larry.ng@sanjoseca.gov).

AGENDA ORDER OF BUSINESS

1. **DEFERRALS**

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

None

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. TR05-035. Tree Removal Permit request to remove 3 Canary Island Pine trees / 84-61 inches in circumference on a 0.21 gross acre site in the R-2 Two-Family Residence Zoning District, located on the west side of Union Avenue, approximately 465 feet south of Carlton Avenue (4973 UNION AV) (Fisher Richard M, Owner). Council District 9. CEQA: Exempt.
- b. H05-008. Site Development Permit to add one new unit to an existing single-family residence for a duplex on a 0.22 gross acre site in the R-2 Two-Family Residence Zoning District, located on the east side of North 9th Street, approximately 270 feet northerly of Empire Street (538 N 9TH ST) (Bassford Pete A, Owner). Council District 3. SNI: 13th Street. CEQA: Exempt.
- c. **TR05-017. Tree Removal Permit** to remove 1 Weeping Willow tree (89" in circumference) and 1 Monterey Pine tree (37" in circumference) on a 0.13 gross acre site in the R-1-8(PD) Planned Development Zoning District, located on the south side of Sposito Court, approximately 165 feet west of Kingspark Drive (389 SPOSITO CT) (Lechner George J And Diane L, Owner). Council District 10. CEQA: Exempt.
- d. **PD05-023. Planned Development Permit** to allow use of an existing 71,800 square foot building for a religious assembly use consisting of a child and youth worship center with off-site alternating parking, and associated building and site improvements on a 7.64 gross acre site in the A(PD) Planned Development

- Zoning District, located at/on the north side of Nortech Parkway, approximately 310 feet easterly of Disk Drive (161 NORTECH PY) (Jubilee Youth Center Ventures Llc, Owner). Council District 4. SNI: None. CEQA: Negative Declaration.
- e. **TR05-037. Tree Removal Permit** for the removal of one Cedar tree, 123 inches in circumference on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the south side of Ayer Avenue, approximately 400 feet westerly of North First Street (80 AYER AV) (Miller Robert J And Mary L Trustee, Owner). Council District 3. CEQA: Exempt.
- f. PDA94-023-01. Planned Development Permit Amendment to construct a 500 square foot accessory building on a 1.13 gross acre site in the A(PD) Planned Development Zoning District, located at/on the north side of Hillstone Drive, approximately 500 feet easterly of Bentley Ridge Drive (2137 HILLSTONE DR) (Isaacs Charles And Paula, Owner). Council District 8. SNI: None. CEQA: Exempt
- g. **TR05-034. Tree Removal Permit** to remove one Box Elder tree 197 inches in circumference on a 0.08 gross acre site in the R-M Multiple Residence Zoning District, located on the east side of North Fourth Street, approximately 250 feet northerly of East Julian Street (330 North 4th Street) (Celles James A Et Al, Owner). Council District 3. CEQA: Exempt.
- h. PD 05-019. Planned Development Permit to allow a portion of an existing industrial park building to be used for a gymnastics training center on a 2.35 gross acre site in the A (PD) Zoning District, located at the southeast corner of Great Oaks Boulevard and Via Del Oro (100 GREAT OAKS BL) (Span Partners Lp, Owner; Span Partners Augustino Carcione, Developer). Council District 2. SNI: None. CEQA: Edenvale Redevelopment Expansion Area EIR Resolution No. 70021.
- i. TR05-033. Tree Removal Permit request to remove 1 Ash tree / 82" in circumference on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the south side of Almond Blossom Lane, approximately 250 feet east of Begonia Drive (1708 ALMOND BLOSSOM LN) (Custodio Lucy J, Owner). Council District 9. CEQA: Exempt.
- j. PDA 94-052-06. Planned Development Permit Amendment to allow an approximately 210 square foot second floor addition, resulting in a Floor Area Ratio of 0.49 for an existing 2-story single family residence on a 0.1 gross acre site in the A(PD) Planned Development Zoning District, located on the south side of Ashton Oaks Way, approximately 120 feet easterly of Basking Ridge Avenue (710 ASHTON OAKS WY) (Gia and Perry Manole, Owners). Council District 2. CEQA: EIR Resolution No. 65660. Deferred from 5/11/05
- k. The projects being considered are located on the northeast corner of Newhall Street and Campbell Avenue (1120 CAMPBELL AV) on a 10.1-gross acre site, in the A (PD) Planned Development Zoning District (GAHRAHMAT FAMILY LIM PTNSHP II, Owner). Council District 3. SNI: None. CEQA: Negative Declaration.

- 1. PD 05-011. Planned Development Permit request to construct 220 single-family attached residences and associated improvements.
- 2. PT 05-009. Planned Development Tentative Map Permit request to subdivide 2 parcels into 31 lots (including 14 condominium lots) for single-family attached residential purposes.

The consent calendar is now closed.

3. PUBLIC HEARING

None

This concludes the Planning Director's Hearing for May 18, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB: http://www.sanjoseca.gov/planning/hearings/index.htm
PUBLIC INFORMATION COUNTER

(408) 277-4576 CITY OF SAN JOSE

DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT PLANNING DIRECTOR'S HEARING

Synopsis of Staff Recommendations

May 11, 2005

PUBLIC HEARINGS

1. **DEFERRALS**

2. CONSENT CALENDAR

а	PD 05	5-007	APPROVED
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- b. SP04-070 APPROVED
- c. PD04-006 APPROVED
- d. SP05-007 APPROVED
- e. TR05-022 APPROVED
- f. SP04-069 APPROVED
- g. SP05-012 APPROVED
- h. TR05-040 APPROVED
- i. TR05-029 APPROVED
- j. TR05-027 APPROVED
- k. TR05-023 APPROVED
- 1. TR05-007 APPROVED
- m. PT04-089 APPROVED
- n.1 PD04-083 APPROVED
- n.2 **PT04-118 APPROVED**

3. **PUBLIC HEARING**

a. H05-011 APPROVED